

# FOR SALE/TO LET

## BROWNFIELD DEVELOPMENT / INDUSTRIAL SITE

WELL LOCATED TO THE EAST  
OF DUNDEE IN ESTABLISHED  
COMMERCIAL LOCATION

POTENTIAL TO DEVELOP  
AROUND 40 SMALL  
INDUSTRIAL UNITS

SITE AREA: 1.42 HECTARES /  
3.51 ACRES OR THEREBY

OFFERS OVER  
£480,000



VIDEO TOUR



WHAT 3 WORDS

**SITE 1, FORTIES ROAD, BALDOVIE INDUSTRIAL ESTATE, DUNDEE, DD4 0NS**

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# Location

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## Location

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen, (circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (source: focus). Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside. The city has its own airport with daily flights to London and sits on the main east coast railway line which runs services into London (Kings Cross). The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre. The subjects are located within an established industrial estate, which lies approximately 3 miles north-east of Dundee city centre and is easily accessed off Arbroath Road



FIND ON GOOGLE MAPS



# Description

**SITE 1, FORTIES ROAD, BALDOVIE  
INDUSTRIAL ESTATE, DUNDEE, DD4 0NS**



## DESCRIPTION

The site comprises a former factory unit which has now been demolished. It comprises a relatively level site with access off Forties Road. The site is bound by mesh fencing and trees and is located on the corner of Drumgeith Road and Forties Road. The site area is understood to extend to approximately 1.42 hectares / 3.51 Acres or thereby.





## PRICE

Our client is inviting offers over £480,000 for their freehold interest and a closing date may be set.

## PLANNING

We are of the opinion the site will be of interest to developers considering a small development of industrial units. All interested parties should make their own enquiries to Dundee City Council Planning Department.

## RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of: £18,200 The unified business rate for 2024/2025 financial year is 49.8 pence.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser responsible for any land and building transaction tax.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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